**WELCOME PACKAGE INFORMATION**

**WELCOME TO TERRACE LAKE GARDENS SUBDIVISION! Below is helpful information about Terrace Lake and the Terrace Lake Association.**

email: terracelakegardenshoa@gmail.com website: terracelakegardens.com

**The Terrace Lake Gardens Homeowners Association meets on the third Tuesday of the month at the United Methodist Church, 4500 E. Red Bridge Road at 7:00 pm. All homeowners and residents are welcome.**

The following are Kansas City restrictions and ordinances, which we encourage all residents to observe.

**PROPERTIES** Houses should look neat and tidy. Paintwork and gutters should be well-maintained. Grass should be mowed regularly. The maximum permitted height for grass is 10 inches. Leaves should be raked and placed in large paper gardening bags. The city will collect 20 bags free from each household twice a year. Notification of collection dates is sent out with the water bill.

Bags of leaves and garden brush are accepted at Raytown Leaf and Brush Center on Saturdays. Free drop off is extended to Kansas City Residents only on Saturdays. On other days you will have to pay. It is illegal to burn leaves or sweep them into a roadway.

The Homeowners Association usually arranges Neighborhood Clean-up days of garden brush and leaves and some household items twice a year. The dates of these days are announced at the Homeowners Association meetings, in the Jackson County Advocate newspaper, in the Terrace Lake emails and on the signs at the entrance roads into the subdivision.

Homeowners are responsible for clearing the curbs in the road in front of their property. This helps to keep the storm drains open and unblocked.

Dues are payable yearly in January. At present (2018) we pay $50 a year. You will be notified by mail when they are due.

**CARS AND PARKING**

1. Parking on the grass is forbidden throughout Kansas City. Vehicles must be parked on asphalt or cement.
2. Vehicles must be parked on the street side of traffic flow. They may be ticketed when they are parked on the wrong side of the street.
3. Vehicles must not block driveways. At least 4 feet must be left between the driveway and the parked car. Be careful not to park on the grass when parking on the side of the road!
4. During snow, vehicles should be parked on the north and west sides of the streets so that a snow plough can get through.
5. There is a 25 mph speed limit throughout the subdivision.
6. Please leave room for firetrucks and the school bus to get through the streets by not parking directly opposite parked cars.

**GARBAGE** is collected on Wednesdays. Please place your garbage on the curb after 3:00 pm on Tuesdays or before 7:00am on Wednesdays. Each household may put out 2 bags of trash (not exceeding 40 pounds each) plus a plastic container and/or cardboard box of recyclable trash. If you need to exceed the 2 bag limit, extra bags must bear a sticker that can be obtained in Price Choppers and Westlake Ace Hardware stores in Missouri for $2.50 each. Recycling containers can be obtained from Price Choppers in KCMO or from local hardware stores, or you can use a regular cardboard box. The week following a public holiday, the trash is usually collected one day later in the week. This is advertised in the Jackson County Advocate newspaper and usually we receive a Terrace Lake email about it. Following Christmas and Thanksgiving there is a trash amnesty and we are allowed to put out 10 bags!

**Recycling Drop-off Centers** The nearest one is at 5200 Red Bridge Road and 71 Highway. You can recycle everything there, including glass. It is open Wednesday to Saturday, 9am – 5 pm.

**Bulky items** are not picked up by the regular trash collection. Please call 311 to schedule a bulky item pickup. Until the day before the pickup, the item should be stored in a garage or out of sight in the back yard. It gives a bad impression to potential house buyers if bulky items sit beside the road for days on end. It is also illegal to put unwanted furniture out on the roadside. Two local thrift stores that usually accept furniture are Major Thrift on Main Street in Grandview and the Salvation Army Thrift Store in Belton. Big Brothers and Big Sisters will schedule free home pickups for furniture, clothes, shoes, etc. For more information please see: [www.donatekc.org](http://www.donatekc.org) or call 913-378-9448

**VEHICLE STICKERS** Two bumper stickers are included in this package for your vehicles. They identify your car as belonging to the neighborhood and may help with security issues.

**PETS** Only 4 pets per household are allowed – any combination of cats and dogs. Dogs must be on a leash when outside or they can be contained in a fenced yard. Feral cats become yours if you feed them!

**FIRES IN THE YARD** are permitted only in an authorized and inspected fire pit.

**GARAGE SALES** Households are allowed to have 3 garage sales per year. Two weekends a year we have Terrace Lake Garage Sales which are advertised in the local press.

**THE JACKSON COUNTY ADVOCATE NEWSPAPER** is a weekly publication, and is delivered free to households that have paid their dues. One page is devoted to Homes Associations and Terrace Lake features among other associations. If you do not receive the Advocate and would like it, please email the President (see email at the top of the page & below) with your name and address and you will be added to the list. The paper is only sent to homeowners and, sadly, not to renters.

**TERRACE LAKE EMAIL LIST** is available to all homeowners and residents. To get onto the list please email: terracelakegardenshoa@gmail.com